

TRANSFER
TAX
PAID

WARRANTY DEED

602776

STANLEY S. L. CHAN, of Shanghai, China for consideration paid, grants to SCOTT D. ST. PETER and KAREN L. BERNATCHEZ, of Waterville, County of Kennebec, and State of Maine, with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, with the buildings thereon, and bounded and described as follows, to wit:

Beginning at a point in the southerly line of Glen Avenue in said Waterville, one hundred (100) feet easterly from the intersection of the southerly line of Glen Avenue and the easterly line of Merrill Street; thence easterly in the southerly line of Glen Avenue, and in a line at right angles to Merrill Street, one hundred (100) feet; thence southerly at a right angle and in a line parallel to the easterly line of Merrill Street one hundred fifty (150) feet; thence westerly at a right angle and in a line parallel with the southerly line of Glen Avenue one hundred feet; thence northerly at a right angle and in a line parallel to Merrill Street one hundred fifty (150) feet to the point of beginning in the southerly line of Glen Avenue.

Conveyance of the above described lot or parcel of land is made and taken by the grantees with the restrictions and limitations herein enumerated for themselves and their heirs and assigns forever, for the benefit of the Mayflower Realty Company, its successor or assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least twenty five (25) feet from the lot boundary on Glen Avenue and fifteen (15) feet from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family; and shall cost not less Twelve Thousand Dollars (\$12,000) as of this days value; and at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purposes.

Being the same premises conveyed to Stanley S. L. Chan by warranty deed of Gerald E. Roy and Mary C. Roy, dated April 10, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3715, Page 82.

51-91
4197

WITNESS my hand and seal this 28th day of January, 1999.

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
STANLEY S.L. CHAN

BY: [Signature]
MANTY LEUNG, under Power of
Attorney dated July 11, 1996

THE STATE OF MAINE
Kennebec, ss.

January 28, 1999

Then personally appeared the above named Manty Leung, who signed the foregoing instrument as the attorney of the above named Stanley S.L. Chan, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said Stanley S.L. Chan.

Before me, [Signature]

Notary Public

My901 chan to st peter



DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 2000

RECEIVED KENNEBEC SS.

1999 FEB -1 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS